

## CITY OF LODI

## EQUNCIL EDMMUNICATION

AGENDA TITLE: Appeal of Notice of Public Nuisance and Order to Vacate and Order to

Abate Dated September 25, 1991 Regarding Property Located at 303 East

Elm Street, Lodi

MEETING DATE:

November 6, 1991

PREPARED BY:

City Clerk

RECOMMENDED ACTION:

That the City Council, by motion action, set for public hearing on November 20, 1991 the appeal received from Brandi Burrell regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate dated September 25, 1991 concerning the property at 303 East Elm Street, Lodi.

BACKGROUND **INFORMATION**:

On September 25, 1991 the Community Development Department issued a Notice of Public Nuisance and Order to Vacate and Order to Abate for a structure located at 303 East Elm Street, Lodi. The attached appeal, marked Exhibit A, has been received from Brandi Burrell. It is recommended that this matter be set for public hearing November 20, 1991. A copy of the subject Notice of Public Nuisance and Order to Vacate and Order to Abate, marked Exhibit B, is attached for your

FUNDING: None required.

information.

Alleem to RESHORELLE

City Clerk

AMR/jmp

APPROVED.		
	THOMAS A. PETERSON	racycled paper



RECEIVED
1991 OCT 25 PM 4: 11
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

October 25, 1991

City Clerk City of Lodi 221 W. Pine Street Lodi, Ca. 95241

RE: Property located at 303 East Elm Street, Lodi, California Dear Ms. Reimche,

I wish to appeal the findings regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate.

Sincerely,

Brad Burrell

October 24, 1991

Bob McNatt City of Lodi P.O. Box 3006 Lodi, California 95241-1910

RE: Property located at 303 East Elm Street, Lodi, California

Dear Mr. McNatt:

This is in response to the Notice of Public Nuisance and Order to Vacate and Order to Abate notice dated September 25, 1991 (see enclosure #1).

I agreed to purchase the property from Patrick Manly, 1017 Lincoln Ave., Lodi, California on 12-28-90. A real estate transfer disclosure statement was signed by Patrick Manly and myself on 12-28-90 (see enclosure #2).

**G &** R Exterminators conducted a thorough inspection of the property. The results of their findings is enclosure #3. As you can see, the disclosure statement signed by Mr. Manly on 12-28-90 and the report by G 8 R Exterminators does not agree.

 ${f I}$  contend that  ${f I}$  was not rightfully and dutifully advised of the conditions of the property prior to sale which is required by law.  ${f I}$  also contend that full disclosure of the property was intentionally withheld and falsely represented and  ${f I}$  am not legally bound by the contract between Patrick Manly and myself.

I have notified Mr. Manly via certified mail of the same information (see enclosure #4). Since full disclosure did not take place, the property belongs to Mr. Manly and he is responsible for it and should be the one to make the necessary repairs,

Respectfully Submitted by,

Bred Burrell

Brandi Burrell

cc: Patrick and Evelyn Manly
Ben and Geraldine Schaffcr
Ken and Jeannine Boyd
Ivan and Wilda Seuss

Mayor Hinchman City Manager

James Pinkerton Chief Building Inspector Fire Marshall

and State of the state of

**CITY COUNCIL** 

DAVID M. HINCHMAN, Mayor JAMES W. PINKERTON. Jr. Mayor Pro Tempore PHILLIP A. PENNINO JACK A. SIEGLOCK JOHNR. (Randy) SNIDER

## CITY OF LODI

CITY HALL, 221 WEST PINE STREET P.O.BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

EXHIBIT B#/
THOMAS A PEJERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

September 25, 1991

## CERTXFIED MAIL

NOTICE OF PUBLIC NUISANCE
AN5
ORDER TO VACATE
AND
ORDER TO ABATE

Bradlev B. And B. B. Burrell

## NOTICE OF PUBLIC NUISANCE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California described as follows: Assessors Parcel No. 043-088-21, Said property is more commonly known as 303 East Elm Street, Lodi, California.

As the property owner, you are hereby notified that the undersigned Building Official of the City of Lodi has inspected said property and declared it to be a PUBLIC NUSANCE as defined and prescribed for by Section 202 et seq of the Housing Code of the City of Lodi and Section 202 et seq of the Unsafe Building Abatement Code of the City of Lodi.

Burrel 1 September 25, 1991

## INSPECTIONS AND VIOLATIONS

On July 19, 1991 the Building Official caused said property to be inspected. The following violations were discovered:

## Exterior of building:

- Rw sewage on exterior of east side of building. Electrical service panel modified without permits or inspections Exterior electrical conduit and wiring done without permits or inspections •

Lighting not available at exit doors.

Second story deck and stairs at north end of building are deteriorated:

Stairs are sloping to north.

Deck is sloping to north. b.

No hand rail on stairs. c.

- Guard rail on stairs has openings in excess of code requirements. d.
- Guard rail on deck has openings in excess of code requirements. e.
- Guard rail on deck does not meet minimum height requirements.

## <u>Interiorontry</u> hall **and** stair way:

No hand rail.

- Broken stairwell window. 7.
- Light in stairwell and entry not operable.

## Apartment No. 3

## Front room (being used as bedroom):

- One electrical receptacle.
- 10. Use of extension cord wiring.
- No-operable smoke detector.

## Living room:

12. Broken Window.

Deteriorated walls (Broken lath and plaster). 13.

Lack of adequate electrical receptacles; extensive use of extension 14. cord wiring.

No operable means of heating dwelling unit.

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## Dining Room

- Deteriorated floor (Broken Flooring).
- 17. Broken window.

## Kitchen

- 18. Broken window
- Lack of counter space electrical receptacles. 19.
- 20. Deteriorated flooring.
- 21. No switched lighting.
- 22.
- No operable shut off valve at gas range.
  No operable shut off valve at water heater (Valve Frozen). 23.

#### Bathroom:

24. No electrical receptacle. (GFCI required).

### Apartment? No. 4

## Kitchen

- No counter top appliance receptacles.
- 26. Fuse box above refrigerator not accessible.

#### Bathroom

- 27. No electrical receptacle.
- Vanity sink deteriorated (pulling away from wall).
- 29. P-trap deteriorated; leaking.

#### Living areas:

- 30. **No** operable smoke detector.
- 31. lack of adequate electrical receptacles.
- 32. Extensive use of extension cord wiring.
- 33. No heat.

Burrell September 25, 1991 page 4

## Apartment No. 2:

- lack of adequate electrical receptacles hru out. Exten ive use of extension cord wiring.
- Smoke detector not operable.
- No Heat

#### **Bathroom**

- tight switch to bathroom is recessed, has no cover, and requires the insertion of a finger into the recess to switch light. No electrical receptacle in bathroom.
- . 38.
  - **Use** of PVC water lines in bathroom area. 39.

### Kitchen:

- 40.
- Kitchen sink trap deteriorated and leaking.
  Gas shut off to kitchen stove frozen and not operable. 41.
- Fuse box above upper kitchen cabinets not accessible.

## Dining room:

43. Broken Window

and displayed the control of the con

Deteriorated flooring.

Not able to inspect Apartmen No 1; no one home, any similar repairs in apartment no. 1 will be required.

This existing conditions are in direct violation of the Housing Code and the Unsafe Building Abatement Code of the City of Ladi.

#### DETERMINATION

On August 22, 1991, a Notice of Violation and Order to Abate was mailed to the property owner concerning the above noted violations. No action to abate the conditions was taken by the property owner.

As a result of the foregoing violations, the undersigned Building Official has declared the property to be a PUBLIC NUISANCE and has therefore made the following determination:

Burrell September 25, 1991 page 5

- (a) The structure on the property in question shall be repaired to the extent that it meets or exceeds the standards in the appropriate Code requirement listed above. The property owner may, if he or she so desires, demolish said structures and clear the property of all rubbish and debris in lieu of attempting necessary repairs. Demolition work shall be subject to the review of the Building Official in accordance with provisions set forth in Section 4409 of the Building Code of the City of Lodi.
- (b) The structure **on** the property in question shall be vacated until further notice of the Building Official. Vacation must be accomplished by <u>September 28, 1991</u>.

Appropriate building, plumbing, mechanical, electrical, demolition, or other permits shall be obtained from the City of Lodi prior to the commencement of any work required herein.

All repair work required herein shall begin within 10 days of the date of this Notice and shall be completed within 30 days of the date of this Notice.

In all cases, the required work is subject to the inspection and final approval of the Building Official.

#### ORDER TO ABATE

Pursuant to Section 201 of the Housing Code of the City of Lod and Section 201 of the Unsafe Building Abatement Code of the City of Lodi, this Notice constitutes an ORDER to you, the owner of the property in question, TO ABATE the substandard conditions listed herein in a manner and within the times determined above.

#### APPEAL

Property owners, or those with legal interest in the property who are served with this Notice may appeal the same to the City Council of the City of Lodi under Section 1201 et seq of said Housing Codeand Section 501 et seq of said Unsafe Building Abatement Code The appeal should be in writing and submitted to the City Council, in care of the City Clerk (221 West Pine Street, Lodi, CA 95240), within 30 days of the date of this Notice.

Burrell September 25, 1991 page 5

#### FAILURE TO COMPLY

In the event of your failure to comply with the requirements set forth above, the following may apply:

- 1. A citation shall be issued.
- 2. Any person violating the provisions of the building code, mechanical code, plumbing code, electrical code, or housing code is guilty of a misdemeanor for each day such violation continues.
- 3. Any person convicted of a misdemeanor for violation of this code is punishable by a fine of not more than one thousand dollars, or by imprisonment not to exceed six months, or by both such fine and imprisonment for each violation.

Should you require additional information, please contact this office.

JAMES H. SIEMERS

Maring the second second

Code Enforcement Officer

cc: Tenants, Apartments 1, 2, 3, and 4
Posting Copies

cc: Mayor Kinchman
City Manager
Community Cevelopment Director
City Attorney
Chief Building Inspector
Fire Marshall



# REAL ESTATE TRANSFER DISCLOSURE STATEMENT ALIFORMA CIVIL CODE 1102, ET SEQ.) ALIFORMA ASSOCITION OF REALTORS® (CARL STANDARD FOR.

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OF ANY KIND BY THE SELLER(S)		-		
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BUYER'S COPY

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS-14 PAGE 1 OF 2)

Subject Property Address 202 Are you (Seller) aware of an 1. Features of the property shared						
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	in common with adjoir	ning landowners, such	as walls, fences, and d	riveways,		
<ul> <li>whose use or responsibility for re</li> </ul>						i No
2. Any encroachments, easements	or similar matters that	may affect your inter	est in the subject prope	rty	☐ Yes	{ No
3. Room additions, structural modific	ations or other altera	ations or repairs made	without necessary per	mits	☐ Yes	[ No
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					☐ Yes	No
B. Major damage to the property or			, nocas, or ianashoes ents		☐ Yes	No No
9. Any zoning violations, non-confor					☐ Yes	No No
<ol> <li>Neighborhood noise problems or</li> <li>CC&amp;R's or other deed restriction</li> </ol>					☐ Yes	No
2. Homeowner's Association which					☐ Yes	No
3. Any "common area" (facilities suc						( "
					☐ Yes	No
4. Any notices of abatement or cital					☐ Yes	( No
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#### STANDARD STRUCTURAL PEST COTTROL INSPECTION REPORT (WOOD DESTROYING PESTS OR ORGANISMS)

this is o. spection report only - not a Hotice of C LODI DORESS OF BLDO. NO. SIRCEI CHY ROPERTY 95240 DATE OF HISPECTION 303 EAST ELM 12-11-90 CO CODE 39 IRM NAME AND ADDRESS All STATE OF CALIFORNIA G & R EXTERNITATIONS (209) 339-9002 432 E. LODI AVENUE

STRUCTURAL PEST

LODI, CA 95240 **CONTROL BOARD** RM LICENSE NO. P.R. 1414 CO. REPORT NO (18 1414) STAMP NO. 0023256R spection Ordered by (Name and Address) RICH MERRYMAN, 750 BATTERY ST., SAN PRANCISCO. port Sent to (Nanie and Address) \_ SAME AS ABOVE vner's Name and Address PAT MANLEY, P.O. BOX 2584, LODI, CA 95241 and and Address of a Party in Interest. Iginal Report XX Supplemental Report Limited Report Reinspection Report No. of Pages: S CODE SEE DIAGRAM BELOW YES CODE SEE DIAGRAM HELOW YES CODE SEE DIAGRAM BELOW YES CODE SEE DIAGRAM BELOW XX 8 Reelles Other Wood Pests S-Subterranean Termitas ¿ Danywood Termites EM Excessive Moisture Condition XX K Dry Wood Termites IG foully Grade Levels St Shower Lenks IA Inuccessible Areas X F Jungus or Dry Rot XX EC Earth wood Contacts XX CD Cellulase Debris XX II further Inspection Recom SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) SEE /1 Was Stall Shower water tested? NONE Did Hoor coverings indicate leaks? FOUNDATIONS (Type, Relation to Grade, etc.) CONCRETE, CONFORMS PORCHES ... STEPS ... PATIOS WOOD, SEE #4 VENTILATION (Amount, Relation to Grade, etc.) ADEQUATE ABUIMENIS . . . Stucco walls, columns, arches, etc. NONE ATTIC SPACES (occessibility, insulation, etc.) CONFORMS GARAGES (Type, accessibility, etc.) NONE

DIAGRAM AND EXPLANATION OF FINDINGS (this report is limited to structure or structures shown on diagram.)

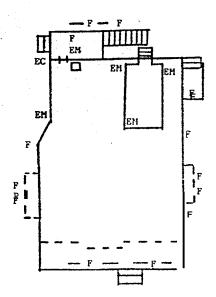
neral Description TWO STORY, & UNIT APARIMENT COMPLEX, WOOD SIDING. FURNISHED & OCCUPIED Inspection 1ag Posted (location)

SEE 19

her Inspection Tags A-1 EXTERMINATORS, 2-16-88

OHER

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT, BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.



\_\_\_\_I icense No. OA 006415

#### STANDARD STRUCTURAL PLST CONTROL HISPECTION REPORT (PYQOD DESTROYING PESTS OR ORGANISMS)

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G & R EXTERNITIVIORS 432 E. LODI AVENUE IODI, CA 95240

her Inspection Tags A-1 EXTERMINATORS, 2-16-88

(209) 339-9002

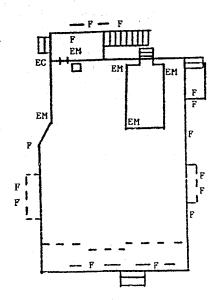
Alli STATE OF CALIFORNIA STRUCTURAL PEST **CONTROL BOARD** 

SJB AREA

RM LICENSE NO. P.R. 1414	CO. REPORT HO (il my)	SIAMP NO 0023256R	002323011
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port Sent to (Name and Addre		E	
vner's Name and Address	PAT MANLEY,	P.O. BOX 2584, LODI, CA	95241
me and Address of a Forty in	Interest		
	al Report 🔲 Limited Report 🗍	Reinspection Report No.	ol Pages: 4
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K Dry Wood Termites	IG Toulty Grade Levels	St Shower Louks	IA Inoccessible Areas
X F Fungus or Dry Rol	XX EC Earth-wood Contacts	XX CD Cellulose Debris	XX II further Inspection Recorn.
SUBSTRUCTURE AREA (soil co	onditions, accessibility, etc.)	SEE /1	
. Was Stoll Shower water test		verings indicate leaks? SEI	E f2
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ABUTMENTS Slucco wall:		NONE	
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DIAGRAM AND E	XPLANATION OF FINDINGS III.	s report is limited to stricture or stricts	res shown on diagram }
ineral Description TWO STOR	RY. 4 UNIT APARTMENT COMP	LEX. WOOD SIDING, FURNIS	SHED 6 OCCUPIED

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT. BUT A WOOD DESTROYING PEST OR. ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.

\_Inspection lag Posted (location)\_



sected by GLENN REICH II

License No.

OA 006415 Signature &

#### SECOND PAGE of STANDARD INSPECTION

ADDRESS OF INSPECTION

-

303 EAST ELM LODI CITY BLDG NO. STREET

0023256R

STAMP NO.

INSPECTION DATE

12-11-90

#### IMPORTANT: READ CONDITIONS OF THE TERMITE REPORT

#### SUBSTRUCTURE:

FINDING:

1a. A moderate amount of cellulose debris (CD) was found on the soil area. under the building.

#### RECOMMENDATION:

Remove all cellulose debris. from under the building, down to 1A. a rakeable size.

NOTE: The appliances were not moved during the course of this inspection. No adverse conditions were noted around the visible area's Inspected. Should any adverse conditions be found when the appliances are moved. a supplemental report will be issued. stating additional repairs and charges. as these area's are not included in this report.

NOTE: The plumbing was inspected, at the time of this inspection, and only the leaks outlined in our report were found at this time. We assume no responsibility for any leaks that may occur after the date of this inspection.

#### SHOWER. FLOOR COVERING:

FINDING:

2a. The service room floor, in apartment #1, is damaged from leakage (EM) from above.

#### RECOMMENDATION :

2A. Lift flooring. Cut out and replace damaged Floors and linoleum.

NOTE: If damnge extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING :

The kitchen sink top is damaged. around the sink, in unit #2. 2b.

RECOMMENDATION:

2B. Replace kitchen sink top (10').

Should-damage further extend. there will be additional charges as this cannot be ascertained at this time.

FINDING:

2c. The bathroom floor, in unit #1, is damaged around the tub, 4 legs.

#### RECOMMENDATION:

flooring. 2C. Remove the tub and damaged Install underlayment and standard grade linoleum. Reset tub. (8 x 8').

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING:

2d. Leaks (EM) were found under the kitchen sinks, of units #1 and 82.

#### RECOMMENDATION:

2D. Repair leaks, as necessary.

#### RECOMMENDATION :

2D1. Repair cabinets, as necessary.

Should damage further extend. there will be additional charges as this cannot be ascertained at this time.

#### THIRD PAGE OF STANDARD INSPECTION REPORT

FINDING:

2e. The bathroom stool, in unit 12, is leaking (EM).

RECOMMENDATION:

2E. Lift the stool in'order to make a further inspection of the floor.

NOTE: If damage is found to the hercul ring or floor, after the stool is removed, there will be an additional charge as this cannot be ascertained until the stool is removed.

NOTE: Upon completion of this inspection, should any adverse conditions be found, a supplemental report will be issued and all charges will be additional.

RECOMMENDATION:

2E1. Reset stool on a new wax seal.

PORCHES. STEPS, PATIQS:

FINDING:

4a. Fungus damage (FD) was found to the base of the front porch abutments and 1 x 4 porch decking.

RECOMMENDATION:

4A. Cut off damaged abutments and porch decking. Replace with new material.

NOTE: Should damage further extend, there will be additional charges **as** this cannot be ascertained at this time.

FINDING: .

4b. Evidence of powder post beetles (B) were found in a floor joist and girder.

RECOMMENDATION:

4B. Cut out and replace damaged joist and girder, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:

4c. Fungus damage (FD) was found to the rear steps and stair jacks, on the rear second story.

RECOMMENDATION:

4C. Replace damaged steps and jacks, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:

4d. Fungus damage (FD) was found to the second story porch decking.

RECOMMENDATION:

4D. Lift roofing. Cut out and replace damaged porch decking, as

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

RECOMMENDATION:

4D1. Reroof repaired porch decking area, as necessary.

FINDING:

4e. The side steps are in earth contact (EC), on the side porch.

RECOMMENDATION:

4E. Reset steps on concrete.

necessary.

### FOURTH PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF INSPECTION	303	EAST ELM	LODI	
	BLDG NO.	STREET	CITY	
	0023256R		12-11-90	
	STAMP NO.	11	ASPECTION DATE	

OTHER:

FINDING:

9a. Fungus damage (PD) was found to the  $1 \times 8$  facia, on the west side

RECOMMENDATION:

9A. Replace damaged facia, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:

9b. Fungus damage (FD) was found to the wood gutter and eaves, around the building.

RECOMMENDATION:

9B. Remove wood gutter and install new facia.

NOTE: If any damage is found during the removal of gutters, there will be additional charges for repairs, as this cannot be ascertained until the gutters are removed.

FINDING:

9c. The roof appears to be leaking (EM) into the bedrooms of unit 11 and unit 14.

RECOMMENDATION:

96. Owner is to engage a licensed roofing contractor to inspect and repair roof, as necessary.

NOTE: Upon completion of the roofing contractor's inspection and repairs, if any, G & R Exterminators must have a copy of the contractor's statement indicating work completed before we can issue a clearance.

FINDING:

9d. Fungus damage (FD) was found to several windows.

RECOMMENDATION:

9D. Replace damaged windows. as necessary.

 ${ { { NOTE :} } \over { { charges} } }$  Should damage further extend, there will be additional charges as this cannot be ascertained, at this time.

\*NO PRICE QUOTED.

BOOP NOTE: AS G & R EXTERMINATORS ARE NOT LICENSED AS ROOFING CONTRACTORS. WE OFFER NO OPINION NOR GUARANTEE REGARDING THE ROOF STRUCTURE OR LEAKAGE. WE SUGGEST THAT PAITIES OF INTEREST SHOULD HAVE ALL ROOFS INSPECTED BY A LICENSED ROOFING CONTRACTOR PRIOF TO EXCHANGE OF OWNERSHIP.

IF ANY WORK IS DONE BY ANYONE OTHER THAN G & R EXTERMINATORS, A REINSPECTION MUST BE MADE BEFORE ANY REPLACEMENT OF MATERIAL. OTHERWISE, WE CANNOT ISSUE A CLEARANCE. REINSPECTION PEES ARE \$60.00 EACH. REINSPECTIONS MUST BE MADE WITHIN A FOUR (4) MONTH PERIOD. OTHERWISE, IT WILL BE A COMPLETE NEW INSPECTION.

STAIR # 0023256R

THIS INSPECTION IS ONLY ON THE STRUCTURE OR STRUCTURES INDICATED ON THIS DIAGRAM. THIS SEPORT IS A STATEMENT OF CONDITIONS THAT WERE FOUND ON THE DATE OF THIS INSPECTION ONLY. THIS COMPANY WILL NOT BE HELD LIABLE FOR ANY CONDITIONS THAT HAY DEVELOP AFTER THE DATE OF THIS NSPECTION. THIS IS A VISIBLE INSPECTION ONLY. NOTE: NO PROBING AND/OR DEFACING OF THE PROPERTY JAS DONE UNLESS STATED IN THIS REPORT.

- I. This inspection covers only the accessible surface areas of the structure as shown on this liagram, unless otherwise stated in this report. Hollow wall; personal effects such as excessive storage in closets and under sinks are not removed during a routine inspection. Appliances are not moved or water tested during a routine inspection. Floors under furniture carpeting and ther finished floor coverings and behind finished walls are considered inaccessible. Garbage disposals are not inspected during a routine inspection. Slab foundations without opening to be some plumbing wall interiors and locked storage areas are considered inaccessible. Contractor makes no guarantees against future or concealed infestations or infections even though they may be present though concealed at the time of inspection.
- 3. ROOF NOTE: This company renders no opinion nor do they guarantee the roof from any leakage. If the interested parties have any concern regarding the roof covering we recommend that they tall a licensed roof contractor unless otherwise stated in this report.
- 4. The work completed by this company is guaranteed €or a period of one year from date of completion with exceptions to plumbing grouting caulking and scaling of any type grading of soil resetting of toilets resetting of glass enclosures and floor coverings. These items are guaranteed for a period of 30 days as they are owner maintenance areas and we have no control over any adverse conditions that may develop. NOTE: Owners must maintain all showers 6 tub splashes such as grouting cleaning arid resealtrig when needed. If not properly maintained all uarranties will be void. All painting to any disturbed areas will be done with one coat of white primer unless otherwise stated in this report.
- 5. If additional work is required by the building inspector which is not included in the scope off our report an additional charge will be made. Our price quotations does not include any plumbing repairs that might be found needed once work is under way unless stated.
- 6. If during the course of repairs it is found that damage extends into any inaccessible areas a supplemental report will be issued.
- 7. If work is contracted by any persons or firms other than this company it should be understood that the persons who do the work shall assume all responsibility for damages that may extend into any inaccassible areas if this company is not contacted.
- 8. If work is performed by others we cannot be responsible or give a certification regarding the presence of infestations or infections if times company is not contacted to reinspect prior to closing any areas.
- 9. If a reinspection is requested we will make this inspection at an additional charge not to exceed our original inspection fee. There may also be a cost per additional trip of \$ 60.00 for any consultations.
- 10. This company will not approve of any work that has been done by others without a building permit and even if a building permit has been obtained this company cannot assume responsibilities For workmanship materials chemicals or give any warranties or guarantees implied or expressed on work that has been performed by others. If homeowner wishes to have a guarantee on work performed by others this company suggests they get a written guarantee from the person or persons contracted to do the work.
- 11. Should all recommendations for repairs as estimated not be performed by this company there will be an increase in cost per item as our estimate Is based on the entire Job. Therefore our minimum charge for repairs of any item is \$ 75.00
- 12. A reinspection will be done within four months of our original inspection at a charge not to exceed our original inspection fee. All estimates for repairs expire in \_\_\_\_\_\_ days.
- 13. This company will not be held liable for any damage which may occur to plant life trees vines television antennas pets tile and other roofing materials ceramic tile appliances plumbing leaks wall hangings of any kind or changes beyond the control of the contractor which may occur during the performance of the work called for in this report.
- 14. TREATING NOTE: THIS COMPANY WILL NOT BE RESPONSIBLE FOR THE DRILLING THROUGH ANY WATER, GAS, ELECTRIC OR DRAIN LINES DURING THE COMPLETING OF ANY WORK AS WE CANNOT DETERMINE WHERE THE PIPES ARE LOCATED. HOWEVER, CARE WILL BE USED WHEN DRILLING THROUGH CONCRETE FLOORS TO AVOID DAMAGING THE ABOVE PIPES.
- 15. ALL PESTICIDES OR FUNGICIDES MUST BE APPLIED BY A STATE LICENSED CERTIFIED APPLICATOR (SEC. 8555 Business & Professions Code. Division 3).
- 16. The building permit fee includes: The purchase of the permit ordering and scheduling of the necessary inspections and wait time for inspection by THIS COMPANY. Homeowners may reduce the \$100.00 building permit c st by obtaining the permit and ordering the reinspections themselves.

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# REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE 1102, ET SEQ.) COLFORNIA ASSOCIATION OF REALTORS (CARL STANDARD FORM

HIS DISCLOSURE STATEME	COUNTY	OF JAN JOAO	STATE OF C	ALIFORNIA
LECCOLDED AS SOL SA	1 2000 31 .			
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VITH SECTION 1102 OF TH	E CIVIL CODE AS OF	13 78	, 19 <u>90</u> . IT IS NOT A \	NARRANT
AC AND KIND RV THE SELLE	RISTOR ANY AGENT	12) HENKEZEM IMAG W	NY PRINCIPAL(S) IN THIS TRA	INSACTION
NO IS NOT A SUBSTITUTE	FOR ANY INSPECTION	IS OR WARRANTIES	THE PRINCIPAL(S) MAY WISH	TO OBTAIN
	COORDINATION W	TH OTHER DISCLOSE	JRE FORMS	
his Real Estate Transfer Disclosu	re Statement is made pur	suant to Section 1102 of	the Civil Code Other statutes requi	re disclosure:
	particular real estate tra	insaction (for example), sp	pecial atudy zone and purchase - m	noney hers o
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ne Seller discloses the following	information with the know	viedge that even though t	his is not a warranty, prospective B	uyers may re
n this information in deciding wi	nether and on what term	s to purchase the subjec	t property. Seller hereby authorizes	s any agent(
nomention any principal(s) in this	a transaction to provide a	copy of this statement to	any person or entity in connection v	with any actu
r anticipated sale of the property.	المناه والمنطون التوكانات والحاملة والما		erich Chilinia de La Company	
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HE FOLLOWING ARE REP	RESENTATIONS MAD	E BY THE SELLER(S)	AND ARE NOT THE REPRES	ENTATION
F THE AGENT(S), IF ANY.	THIS INFORMATION I	S A DISCLOSURE AN	D IS NOT INTENDED TO BE PA	IRT OF AN
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TV. Antenna	☐ Satellite Di	sh	☐ Intercom	
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Driveways 🖸 Sidewalks 🗇 1	Walls/Ferices D Electrica	at Systems D Plumbing/	Sewers/Septics D Other Structur	al Componer
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A CONTRACTOR OF THE STATE OF TH

2.3 5.50 V 1001 CA.		
sject Property Address 303 E. Elm St. LOSI CA.		
Are you (Selfer) aware of any of the following: Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways,		
Features of the property shared in common with adjusting labouriers, social as was, labors, and universely, whose use or responsibility for maintenance may have an effect on the subject property.	🗅 Yes	ŮΝ
Any encroachments, easements or similar matters that may affect your interest in the subject property	🗆 Yes	DN
Room additions, structural modifications, or other alterations or repairs made without necessary permits	🖸 Yes	ΦМ
Room additions, structural modifications, or other alterations or repairs not in compliance with building codes	🗆-Yes	ØМ
Landfill (compacted or otherwise) on the property or any portion thereof.	🖸 Yes	ФN
Any settling from any cause, or slippage, sliding, or other soil problems.	Li Yes	DW DW
Flooding/drainage or grading problems.  Major damage to the property or any of the structures from fire, earthquake, floods, or landslides.	⊟ tes	P.
Major damage to the property or any or the subctules not the autocolors, so talkshoes.  Any zoning violations, non-conforming uses, violations of "setback" requirements.	□ Yes	БN
Neighborhood noise problems or other nuisences.	🗆 Yes	DN
CC&R's or other deed restrictions or obligations	🗆 Yes	ÞΝ
Homeowner's Association which has any authority over the subject property	🖸 Yes	þΝ
Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned	_	٤.
in undivided interest with others).	Li Yes	ĮΝ
Any notices of abatement or citations against the property.	Li Yes	G) N
Any leweuts against the select threetening to or affecting this real property.  e answer to any of these is yes, explain. (Attach additional sheets if necessary.):	🖵 188	14
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COMPLETE TERMITE AND PEST CONTROL SERVICE

MAIN OFFICE 432 E. LODI AVENUE LODI, CALIFORNIA 95240 PHONE (209) 339-9002

**PAT MANLEY P.O.** BOX 2584
LODI, CA 95241

JOB: 303 EAST ELM LODI, CA

Escrow No.

12-11-90

TERMITE INSPECTION FEE

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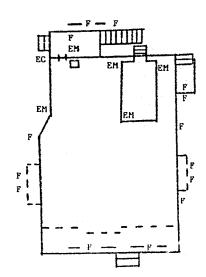
## STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT (WOOD DESTROYING PESTS OR ORGANISMS)

this is an inspection report only - not a Hotice of Completion.

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THIS IS NOT A STRUCTUKAL BUILDING INSPECTION REPORT, BUT A HOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION. THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.

her inspection Tags A-1 EXTERMINATORS, 2-16-88



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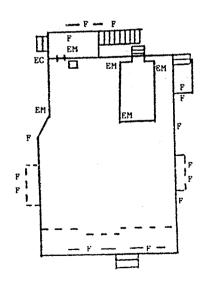


#### STAIDARD STRUCTURAL PEST COTTROL HISPECTION REPORT (WOOD DESTROYING PESTS OR ORGANISMS)

this is an inspection report only - not a Hotice of Completion.

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/X F fungus	or Dry Rot	XX EC	Earlb w	ood Contac	15	XX	(D-Cel	ulase Debris		XX	f) further	Inspect	ion Recom.	-
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ADMUCT	IIONS (Type, Rela	tion le G	rode,	elc.)		CC	NCRE	TE, CONFOR	<b>EMS</b>					
PORCLES	SIEPS PA	1105				WC	OD,	SEE #4						
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	IIS Slucco wo						NE .							
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GARAGE	S (Type, accessibil	ily, elc.)				NC	NE.							
OHIER						SI	E #9							
i	DIAGRAM AND	EXPLANA	MOIIA	OF FINE	DINGS (1	er tebn	et is lun	ated to strecture	Of Stringfu	ees slee	wn on die	grown.)		
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her Inspec	tion Tags <u>A-1</u>	EXTERM	INATO	KS, 2-1	6-88				<del>_</del>					

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT, BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.



OA 006415 Sumature Itan files rected by \_\_\_GLENN\_RETCH\_II\_\_\_\_\_\_\_ t means the .

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#### SECOND PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF INSPECTION 303 EAST ELM LODI

BLDG NO. STREET CITY

0023256R 12-11-90

STAMP NO. INSPECTION DATE

#### IMPORTANT: READ CONDITIONS OF THE TERMITE REPORT

#### SUBSTRUCTURE:

FINDING:

1a. A moderate amount of cellulose debris (CD) was found on the soil area. under the building.

RECOMMENDATION: 1A. Remove all cellulose debris. from under the building. down to

NOTE: The appliances were not moved during the course of this inspection. No adverse conditions were noted around the visible area's inspected. Should any adverse conditions be found when the appliances are moved, a supplemental report will be issued. stating additional repairs and charges. **35** those area's are not included in this report.

NOTE: The plumbing was inspected. at the time of this inspection. and only the leaks outlined in our report were found at this time. We assume no responsibility for any leaks that may occur after the date of this inspection.

#### SHOVER. FLOOR COVERING:

FINDING:

2a. The service room floor. in apartment #1, is damaged from leakage (EM) from above.

RECOMMENDATION :

2A, Lift flooring. Cut out and replace damaged floors and linoleum.

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING:

2b. The kitchen sink top is damaged. around the sink, in unit 12.

RECOMMENDATION:

2B. Replace kitchen sink top (10').

NOTE: Should-damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:

The bathroom floor. in unit #1, is damaged around the tub, 6 legs.

RECOMMENDATION:

ZC. Remove the tub and damaged flooring. Install new underlayment and standard grade linoleum. Reset tub. (8 x 8').

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge €or repairs as this cannot be ascertained until the underlayment is removed.

PINDING:

2d. Leaks (EM) were found under the kitchen sinks, of units #1 and #2.

RECOMMENDATION:

2D. Repair leaks, as necessary.

RECOMMENDATION:

201. Repair cabinets, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.



#### THIRD PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF	303	EAST ELM	I.ODI	
INSTECTION	RLDG NO-	STREET	CITY	
	0023256R		12-11-90	
	STAMP NO.		INSPECTION DATE	

FINDING:

Ze. The bathroom stool. in unl: 12, is leaking (EM).

RECOMMENDATION:

2E. Lift the stool in order to make a further inspection of the

NOTE: If damage is found to the hercul ring or floor, after the stool is removed. there will be an additional charge as this cannot be ascertained until the stool is removed.

NOTE: Upon completion of this inspection, should any adverse conditions be found. a supplemental report will be issued and all charges will be additional.

RECOMMENDATION:

2E1. Reset stool on a new wax seal.

#### PORCHES, STEPS, PATIQS:

FINDING:

4a. Fungus damage (FD) was found to the base of the front porch abutments and 1  $\times$  4 porch decking.

RECOMMENDATION =

**4A.** Cut off damaged abutments and porch decking. Replace with nev material.

NOTE: Should damage further extend. there will be additional charges as this cannot be ascertained at this time.

FINDING: .

4b. Evidence of powder post beetles (B) were found in a floor joist and girder.

RECOMMENDATION -

48. Cut out and replace damaged joist and girder. as necessary.

NOTE: Should damage further extend. there will be additional charges as this cannot be ascertained at this time.

FINDING:

4c. Fungus damage (FD) was found to the rear steps and stair **Jacks.** on the **fear** second story.

RECOMMENDATION :

4C. - Keplace damaged steps and jacks, as necessary.

 $\frac{\texttt{NOTE:}}{\texttt{charges}} \quad \text{Should damage further fixtend, there will be additional.}$ 

FINDING:

4d. Fungus damage (FD) was found to the second story porch decking.

RECOMMENDATION:

4D. Lift roofing. Cut out and replace damaged porch decking, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

RECOMMENDATION:

401. Reroof repaired porch decking area, as necessary.

PINDING:

4e. The side steps are in earth contact (EC), on the side porch.

RECOMMENDATION:

4E. Reset steps on concrete.

#### FOURTH FRGE OF STANDARD INSPECTION REPORT

ADDRESS OF EAST ELM STREET 303 INSPECTION BLDG NO. 12-11-90 0023256R INSPECTION DATE STAMP NO.

OTHER:

FINDING:

Fungus damage (FD) was found to the 1 x 8 facia, on the west

side.

Replace damaged facia, as necessary. RECOMMENDATION: 9A.

NOTE: Should damage further extend. there will be additional

charges as this cannot be ascertained at this time.

FINDING: Fungus damage (FD) was found to the wood gutter and eaves, around the building.

RECOMMENDATION: 96. Remove wood gutter and install new facia.

> NOTE: If any damage is found during the removal of gutters. there will be additional charges for repairs, as this cannot be

ascertained until the gutters are removed.

The roof appears to be leaking (EM) into the bedrooms of unit FINDING:

#1 and unit 14.

RECOMMENDATION : 9C. Owner is to engage a licensed roofing contractar to inspect

and repair roof. as necessary.

NOTE: Upon completion of the roofing contractor's inspection and repairs. if any. G & R Exterminators must have a copy of the contractor's statement indicating work completed before we can

issue a clearance.

FINDING: 9d. Fungus damage (FD) was found to several windows.

RECOMMENDATION : 9D Replace damaged windows. as necessary.

NOTE: Should damage further extend, there will be additional

charges as this cannot be ascertained. at this time.

\*NO PRICE QUOTED.

ROOF NOTE:

AS G 6 R EXTERMINATORS ARE NOT LICENSED AS ROOFING CONTRACTORS, WE OFFER NO OPINIOW NOR GUARANTEE REGARDING THE ROOF STRUCTURE OR LEAKAGE.

WE SUGGEST THAT PARTIES OF INTEREST SHOULD HAVE ALL ROOFS INSPECTED BY A LICENSED ROOFING CONTRACTOR PRIOR TO EXCHANGE OF OWNERSHIP .

IF ANY WORK IS DONE BY ANYONE OTHER THAN G & R EXTERMINATORS, A REINSPECTION MUST BE MADE BEFORE ANY REPLACEMENT OF MATERIAL. OTHERWISE, WE CAMNOT ISSUE A CLEARANCE. REINSPECTION FEES ARE \$60.00 EACH. REINSPECTIONS MUST BE MADE WITHIN A FOUR (4) MONTH PERIOD. OTHERWISE, IT WILL BE A COMPLETE NEW INSPECTION.



ODRESS / 303 EAST ELM

STAMP # 00232568

- THIS INSPECTION IS ONLY ON THE STRUCTURE OR STRUCTURES INDICATED ON THIS DIAGRAM. THIS EPORT IS A STATMENT OF CONDITIONS THAT WERE FOUND OR THE DATE OF THIS INSPECTION ONLY. THIS OHPANY WILL NOT DE HELD LIABLE FOR ANY COMBITIONS THAT HAY DEVELOP AFTER THE DATE OF THIS NSPECTION. THIS IS A VISIBLE INSPECTION ONLY. NOTE: NO PROBLEG AND/OR DEFACING OF THE PROPERTY AS DONE UNLESS STATED IN THIS REPORT.

- This inspection covers only the accessible surface areas of the structure as shown on this liagram, unless otherwise stated in this report. Hollow walls personal effects such as excessive storage in closets and under sinks are not removed during a routine inspection. Appliances are not moved or water tested during a routine inspection. Floors under furniture carpeting and behind finished walls or considered inaccessible. Garbaga lisposals are not inspected during a routine Inspection. Slab foundations without opening to arthroom plumbing wall Interiors and locked atorage are considered inaccessible. Contractor makes no guarantees against future or concealed infestations or infections even though they may be present though concealed of the time of inspection.
- 3. ROOF NOTE: This company renders no opinion and do they guarantee the roof from any leakage. If the interested parties have any concern regarding the roof covering we recommend that they call a licensed roof contractor unless otherwise stated in this report.
- 4. The work completed by this company is guaranteed for a period of one year from date of completion with exceptions to plumbing grouting coulking and sealing of any type grading of soil resetting of toilets resetting of glass enclosures and floor coverings. These items are guaranteed for a period of 30 days as they are owner maintenance areas and we have no control over any adverse conditions that may develop. NOTE: Owners must maintain all showers & tub splashes such as grouting cleaning and resealing when needed. If not properly maintained all warranties will be void. All painting to any disturbed areas will be done with one coat of white primer unless otherwise stated in this report.
- 5. If additional work is required by the building inspector which is not included in the scope of our report an additional charge will be made. Our price quotations does not include any plumbing repairs that might be found needed once work Is under way unless stated.
- 6. If during the course of repairs it is found that damage extends into any Inaccessible areas a supplemental report will be issued.
- 7. If work is contracted by any persons or firms other than this company it should be understood that the persons who do the work shall assume all responsibility for damages that may extend into any inaccessible areas if this company is not contacted.
- A. If work is performed by others we cannot be responsible or give a certification regarding the presence of infestations or infections if this company is not contacted to reinspect prior to closing any areas.
- 9. If a reinspection is requested up will make this inspection at an additional charge not to exceed our original inspection fee. There may also be a cost per additional trip of \$\_\_\_\_\_\_ for any consultations.
- 10. This company will not approve of any work that has been done by others without a building permit and even If a building permit has been obtained this company cannot assume responsibilities for workmanship materials chemicals or give any warranties of guarantees implied or expressed on work that has been performed by others. If homeowner wishes to have a guarantee on work performed by others this company suggests they get a written guarantee from the person or persons contracted to do the work.
- 11. Should all recommendations for repairs as estimated not be performed by this company there will be an increase in cost par item ax our estimate is based on the entire Job. Therefore our minimum charge for repairs of any item is \$ 75.00
- 12. A reinspection will be done within four months of our original inspection at a charge not to exceed our original inspection fee- all estimates for repairs expire in -90-\_\_\_- days.
- 13. This company ~ i I not be held limble for any damage which may occur to plant It[-? trees wines television antennas pets tile and other roofing materials cornect tile appliances plumbing leaks wall hangings of any kind or changes beyond the control of the contractor which may occur during the performance of the work called for in this report.
- 14. TREATING NOTE: THIS COMPANY WILL NOT BE RESPONSIBLE FOR THE DRILLING THROUGH ANY WATER, GAS, ELECTRIC OR DRAIN LINES DURING THE COMPLETING OF ANY WORK AS WE CANNOT DETERMINE WHERE THE PIPES ARE LOCATED. HOWEVER, CARE WILL BE USED WHEN DRILLING THROUGH CONCRETE FLOORS TO AVOID DAMAGING THE ABOVE PIPES.
- 15. ALL PESTICIDES OR FUNGICIDES HEST BE APPLIED BY A STATE LICENSED CERTIFIED APPLICATOR (SEC. 8555 Business & Professions Code. Division 3).
- 16. The building permit fee includes:The purchase of the permit ordering and scheduling of the necessary inspections and wait time for inspection by TRUS CORPANY. Homeowners may reduce the \$100.00 building permit cost by outsining the permit and ordering the reinspections themselves.

October 24, 1991

Patrick and Evelyn Manly P.O. Box 2584 Lodi, Ca. 95240

RE: Property located at 303 East Elm Street, Lodi, California

Dear Pat and Evelyn,

After consulting with an attorney, I was advised that it is the sellers responsibilty to provide a complete and accurate real estate transfer disclosure statement prior to sale of property.

The real estate transfer disclosure statement dated 12-28-90 bears both our signatures. The results of the inspection by G 8 R Exterminators is dated 12-11-90, I did not have this report prior to signing the disclosure statement on 12-28-90.

A careful **examination will** reveal that many problem areas **were** noted **by** the exterminator company, but not disclosed on your statement. I was not fully advised of the true condition of the structure prior to **or** at the time of sale which **is** required by law. I contend that full disclosure of the property was **intentionally** withheld and falsely represented and I am not **legally** bound by the existing contract. I am lawfully entitled to all monies paid to date to be returned.

Sincerely,

Brad Burrell

Brandi Burrel 1

cc: Ben and Geraldine Schaffcr
Ken and Jeannine Boyd
Ivan and Wilda Seuss
Mayor Hinchman
City Manager
James Pinkerton
Chief Building Inspector
Fire Marshall
Ticor Title Insurance Company

#### **DECLARATION** OF MAILING

On November 7, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing  ${\bf a}$  copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as  ${\bf i}\,{\bf s}$  more particularly shown on Exhibit "8" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 7, 1991, at Lodi, California.

Alice M Reimche City Clerk

Jennifer M. Perrin Deputy City Clerk

TICE OF PUBLIC HEARING

Date: November 20, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing Please Contact:

Alice M. Reimche City Clerk Telephone: 333-6702

#### NOTICE OF PUBLIC HEARING

November 20, 1991

NOTICE **B** HEREBY GIVEN that on Wednesday, at the hour of **7:30 p.m.**, or as soon thereafter as the matter may be heard, **the** City Council **will** conduct a public hearing to consider the following matter:

a) Appeal received from Brandi Burrell regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate dated September 25, 1991 for the property located at 303 East Elm Street, Lodi issued by James H. Siemers, Code Enforcement Officer.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

if you challenge the subject matter in court, you may be limited to raising only those **issues** you or someone **elso** raised at the Public **Hearing** described in **this** notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Councif:

Alice M. Reimche

City Clerk

Dated:

November 6, 1991

Approved as to form:

**Bobby** W. McNatt City Attorney

# APPEAL FROM BRANDI BURRELL MAILING LIST EXHIBIT B

James H. Sierners Community Development Department James Schroeder Community Development Director

Brandi Burrell 303 East Elm Street Lodi, CA 95240

Here.